



Development Review Committee Meeting

Wednesday, January 07, 2026 at 1:00 PM

Theodore D. Washington Municipal Building, Henry "Emmett" McCracken Jr. Council Chambers,
20 Bridge Street, Bluffton, SC

AGENDA

All Applications can be viewed on the Town of Bluffton's Permit Finder page
<https://www.townofbluffton.us/permit/>

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENT

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. Bluffton Early Childhood Center (Public Project):** A request by Beaufort County School District for the approval of a Public Project application. The project consists of an early childhood center adjacent to the existing River Ridge Academy, including infrastructure, drives, parking, landscaping, and utilities. (DP-12-25-020042) (Staff - Dan Frazier)

VI. DISCUSSION

VII. ADJOURNMENT

NEXT MEETING DATE: Wednesday, January 14, 2026

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Bluffton policies.”

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Bluffton will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. The Town of Bluffton Council Chambers are ADA compatible. Auditory accommodations are available. Any person requiring further accommodation should contact the Town of Bluffton ADA Coordinator at 843.706.4500 or adacoordinator@townofbluffton.com as soon as possible but no later than 48 hours before the scheduled event.

Executive Session – The public body may vote to go into executive session for any item identified for action on the agenda.

**Please note that each member of the public may speak at one public comment session and a form must be filled out and given to the Town Clerk. To submit a public comment online, please click here:*

<https://www.townofbluffton.sc.gov/FormCenter/Town-15/Public-Comment-60>

Public comment is limited to 3 minutes per speaker.



PLAN REVIEW COMMENTS FOR DP-12-25-020042

Section V. Item #1.

Town of Bluffton
 Department of Growth Management
 20 Bridge Street P.O. Box 386 Bluffton, South Carolina 29910
 Telephone 843-706-4522
 BEAUFORT COUNTY SCHOOL-RIVER RIDGE ACADEMY

Plan Type: Public Project **Apply Date:** 12/01/2025
Plan Status: Active **Plan Address:**
Case Manager: Dan Frazier **Plan PIN #:** R600 029 000 0034 0000
Plan Description: A request by Beaufort County School District for the approval of a Public Project application. The project consists of an early childhood center adjacent to the existing River Ridge Academy, including infrastructure, drives, parking, landscaping, and utilities.
STATUS: This item will be heard at the January 7, 2026 Development Review Committee meeting.

Technical Review

Submission #: 1 Received: 12/01/2025 Completed: 01/02/2026

Reviewing Dept.	Complete Date	Reviewer	Status
Beaufort Jasper Water and Sewer Review	01/02/2026	Matthew Michaels	Approved with Conditions

Comments:

1. If or when you wish to proceed with this development, design drawings and calculations must be submitted to BJWSA's Engineering Department for review and approval.

Fire Department Review	01/02/2026	Dan Wiltse	Approved with Conditions
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Comments:

1. The Fire Marshal may provide comments at time of DRC meeting.

Planning Commission Review	01/02/2026	Angie Castrillon	Approved with Conditions
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Comments:

1. When land disturbance is proposed for sites of at least one (1) acre, a minimum of 15 hardwood trees per acre shall be provided on-site, which may include trees to be planted, existing healthy native trees, or a combination thereof. Trees located within a required buffer shall not count towards the minimum requirement. (UDO Section 5.3.3.G.2)

Planning Review - Principal	01/02/2026	Dan Frazier	Approved with Conditions
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Comments:

1. Update Sheet C002, Project Information, to identify current zoning as Preserve (PR) District.
2. The 72 parking spaces required based of the Parking Assumptions document provided with the submittal satisfies the parking requirements for this proposed early childhood center.
3. What safety measures are being provided to protect children from steep embankments east and west of the proposed building?
4. Remove drainage information from the site layout plan sheets.
5. Identify pedestrian circulation (sidewalk system) on site layout sheets.
6. Provide an ADA Accessible Route Plan, including locations of detectable warning devices (per ICC/ANSI A117.1, 2017 edition, section 406.6), if applicable.

Watershed Management Review DRC	01/02/2026	Andrea Moreno	Approved with Conditions
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Comments:

1. Watershed Management comments may be provided at time of DRC meeting.

Building Safety Review	01/02/2026	Sidney Holland	Approved
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Planning Review - Address

01/02/2026

Diego Farias

Approved

Section V. Item #1.

Police Department Review

01/02/2026

Bill Bonhag

Approved

Transportation Department
Review

12/03/2025

Mark Maxwell

Approved

Comments:

No comments

Plan Review Case Notes: